

United States Department of the Interior
National Park Service

APR 22 2009

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-9000a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Clareen/Peterson Restaurant Building
Other name/site number 113-3550-0046

2. Location

Street & number 113 N. Main Street ☐ not for publication
City or town Lindsborg ☐ vicinity
State Kansas Code KS County McPherson Code 113 Zip code 67456

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Patrick J. Palmer DSHPO

2-27-09

Signature of certifying official/Title
Kansas State Historical Society

Date

State or Federal agency and bureau

In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional
Comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is

Signature of the Keeper

Date of Action

- ☒ entered in the National Register. ☐ See continuation sheet.
☐ determined eligible for the National Register ☐ See continuation sheet.
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other, (explain:)

Clareen/Peterson Restaurant Building

Name of Property

McPherson County, Kansas

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

NA

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter Categories from instructions)

COMMERCE/TRADE: Restaurant

DOMESTIC: Single Dwelling

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE: Specialty Store

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Commercial Style

Materials

(Enter categories from instructions)

Foundation - Stone

Walls - Brick

Roof - Asphalt

Other - Metal Detailing

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Clareen/Peterson Restaurant Building
Name of Property

McPherson County, Kansas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

COMMERCE

ARCHITECTURE

Period of Significance

1899-1959

Significant Dates

1899

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS): Primary location of additional data:

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ Previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering record # _____

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

McPherson County, Kansas
County and State

Acreage of Property- less than one

(Place additional UTM references on a continuation sheet.)

(Describe the boundaries of the property on a continuation sheet.)

(Explain why the boundaries were selected on a continuation sheet.)

Name/title	Brenda R. Spencer				
Organization	Spencer Preservation	Date	17 October, 2008		
Street & number	10150 Onaga Road	Telephone	785-456-9857		
City or town	Wamego	State	Kansas	Zip code	66547

Submit the following items with the completed form:

Maps

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional items (Check with SHPO or FPO for any additional items)

Property Owner

Name	Jim Prugh			
Street & number	2151 S. Parfet Drive	Telephone	303-988-4521	
City or town	Lakewood	State	CO	Zip code 80227-1944

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503

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Clareen/Peterson Restaurant Building
Lindsborg, McPherson County, Kansas

7. Narrative Description

The Clareen/Peterson Restaurant Building is a two-story brick commercial building located in downtown Lindsborg, Kansas. Constructed as a restaurant with an apartment above, the building is rectangular in plan form with a one-story rear bay that was originally used as a kitchen. The building retains the traditional components of a historic commercial building with its storefront, upper facade, and cornice. It is an excellent example of the Late Victorian style with Italianate detailing characterized by the cast-iron storefront columns, decorative metal window hoods, and stained-glass transom. The interior retains the original storefront, including the transom and some original finishes in the commercial space. The apartment on the upper floor is extant but has not been used for years and is in deteriorated condition. The former apartment retains the basic plan configuration, interior finishes and key character-defining features including some paneled wood doors with operable transoms, a skylight, and historic trim.

Setting

The Clareen/Peterson building is located in the center of the 100 block of N. Main Street in downtown Lindsborg. The building at 113 N. Main, is located on the west side of the street and faces east. It is a traditional commercial setting with the front of the building aligned with the public sidewalk and flush with adjacent buildings on the street. The existing building is the second building on this lot. It was constructed in 1899 as a restaurant, replacing a free-standing frame building. The first available Sanborn Map following the building's construction (1905) matches the existing plan configuration. The one-story brick bay on the rear of the building was built as a kitchen. The 1912 Sanborn map indicates that the upper-level apartment was accessed by an exterior stair located on the north side of the rear bay, as it is today. The building occupies approximately one-half of the lot with the rear of the site, bordered by an alley on the west, used as private parking.

Exterior

The two-story brick structure has a stone foundation and a flat roof with parapet. The roof is a membrane and features a small skylight/penthouse. The skylight is square with a shallow gable roof and a pair of double-hung windows on each side. The windows are visible from the interior but have been boarded on the exterior. The skylight, located on the north half of the roof, near the center, is visible only from the roof, not from street level.

The brick facade features corbelled brick detailing between the storefront and upper facade and on the parapet. A stone panel inscribed "1899" is located in the center of the parapet. Three windows are evenly spaced on the upper facade. The historic windows are 1/1 double-hung wood windows with significant deterioration. The windows are distinguished by decorative pressed metal window hoods that are designed to resemble natural-faced stone. Two cast-iron columns (manufactured by the John Seaton foundry in Atchison, Kansas) divide the storefront into three bays. The center entry bay is recessed and features a pair of paneled wood doors that retain historic ornate hardware, including hinges. The storefront features a paneled bulkhead with flower boxes. It is distinguished by tall glass display windows that feature the original transom with perimeter stained glass.

The west/rear facade is brick on the upper facade with three masonry openings. Two former windows are boarded up and a paneled wood door is located in the southern-most opening. A one-story brick bay dates to the original construction (extant on the 1905 Sanborn Map). This bay is connected to the rear of the commercial space on the ground floor and has 2/2 double-hung windows on the south side (at least one window has formerly been replaced). Single doors are located on the west and north sides. The rear bay has a textured stucco parging over most of the brick facades. The upper level is accessed by an exterior metal

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Lindsborg, McPherson County, Kansas

stairway on the north side of the rear bay. The door to the upper-floor is accessed by walking over the roof of the rear bay.

Interior

The building was constructed as a restaurant and has served a variety of subsequent uses. The ground floor commercial space is one large open space with a second room in the rear bay. The main space retains its hardwood floor and beadboard ceiling. Walls are plaster with beadboard wainscoting. The rear bay originally functioned as a kitchen and is currently in poor condition. There are remnants of the original wood floor and plaster walls but both are deteriorated. There is no finished ceiling; the joists are exposed. Some original wood windows are in place in the rear bay and a stairway provides access to an unfinished basement. The basement spans the west third of the building and is used for storage.

The upper-floor apartment is also in deteriorated condition having been vacant for many years. It was constructed as a single apartment with access from the rear and a corridor along the south side of the floor with five rooms along the north. The former kitchen was located in the northwest corner and the living room spans across the front of the building facing east. Two bedrooms on the north wall shared natural light from a penthouse skylight. The skylight appears to have had traditional double-hung windows, now boarded from the exterior. The apartment generally has hardwood floors with remnants of former tile in some rooms. The plaster walls and ceilings are in place, but in poor condition. The most prominent character-defining feature extant in the apartment is the wood trim, with a painted finish in most locations. Some 2/2 paneled wood doors are extant. The primary doors have operable transoms in place. Existing wood trim includes door and window trim and baseboards through the apartment.

Summary

Constructed in 1899, the Clareen-Peterson Restaurant Building retains a high degree of historic integrity. The street facade is in near-original condition clearly portraying its original design and character. The facade is distinguished by its Italianate detailing including the cast-iron storefront columns, decorative metal window hoods, and stained glass transom. The interior, although deteriorated in the rear bay and upper level, retains key character-defining finishes and features including wood floors and trim throughout. It is an excellent example of an early permanent commercial building in downtown Lindsborg.

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Lindsborg, McPherson County, Kansas

8. Statement of Significance

The Clareen/Peterson Restaurant Building is being nominated to the National Register as a representative of the permanent commercial buildings built in downtown Lindsborg, Kansas in the late 19th century. The building is significant under Criteria A and C in the areas of Commerce and Architecture. Built as a restaurant in 1899, the building is significant as a representative of early commercial businesses constructed by Swedish immigrants who founded the town of Lindsborg. The building housed a variety of restaurants through the 1940s and was later occupied by various commercial businesses. Significant for its continued use as a commercial building, the period of significance extends from the buildings construction in 1899 to the fifty-year age cutoff, 1959. Despite its change in use and multiple tenants, the building portrays a high degree of historic integrity rarely seen in historic commercial buildings retaining its original storefront including historic stained-glass transoms. The Clareen/Peterson Restaurant Building is a good example of a Commercial Style building with Italianate detailing as seen its ornate window hoods, cast-iron columns, and stained-glass transoms.

Lindsborg

Centrally located in the state, the town of Lindsborg lies in northern McPherson County in the Smoky Hill River Valley. Although Swedes are credited with founding the town of Lindsborg, the Smoky Hill River Valley was home to Native Americans long before any towns were platted. The Indians gave the region the name Smoky Valley. According to records of sixteenth century Spanish explorers including Don Francisco Vásquez de Coronado, the inhabitants of what is now the Lindsborg area were semi-nomadic Native Americans who belonged to the Wichita tribe. Spaniards called these Kansas natives, Quivirans. The Kansas-Nebraska Act opened the area for settlement and westward expansion ultimately pushed Native Americans from the region. Kansas experienced phenomenal growth during the 1860s. By the late 1860s, the availability homestead and railroad land brought European immigrant groups to settle and farm the land in central Kansas.¹

The town of Lindsborg began with pioneer Swedish immigrant settlement in 1869. An advance party arrived in 1868 and constructed a small building near what is now called Coronado Heights. The First Swedish Agricultural Company of Chicago purchased 13,160 acres of railroad land for the Swedish immigrant group from Värmland Province of Sweden.²

Swedes from the First Swedish Agricultural Company arrived in this valley from Chicago in 1869 to locate their new town. The name Lindsborg was derived from the first syllable of the last names of several officers of the Swedish Agricultural Company (SAC)-Lindgren, Lindale, Linde, and Lindh. Ultimately deciding on the present town site in Section 17, Lindsborg was laid out in November of 1869 using a tape measure and square; a post office was established in December the same year. The SAC formed The Swedish Trading Company and built a company store in the new town. They sold shares to area Swedes, making goods available locally.³

McPherson County was organized in March, 1870 and named after James B. McPherson. Lindsborg won the county seat at an election held in May, 1870 but its success was short-lived. Centrally located in the county, the county seat was moved to McPherson in June, 1873. Lindsborg was re-platted and officially recorded in 1876, making Lindsborg the first city in the official records of McPherson County.⁴

¹ *Prelude to the Future: Multiple Faces of the Lindsborg Legacy: A Swedish-American Community in the Heart of Kansas* (Lindsborg: Chamber of Commerce, 1999). On-line at <http://www.lindsborg.org/history.html>

² Ibid.

³ Emory Kempton Lindquist, *Smoky Valley People: A History of Lindsborg, Kansas* (Lindsborg: Bethany College, 1953) 147-152.

⁴ Ibid.

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Most of the early immigrant settlers were farmers as the organization's name suggests but it was these new Swedish Americans who established businesses along Main Street as well. Early settlers experienced the trials of all pioneers, including Mother Nature's wrath in the form of the grasshopper plague of 1874. However, the town emerged stronger and experienced expansive growth in the 1880s. The McPherson branch of the Union Pacific Railroad from Salina arrived in Lindsborg in 1879 and Lindsborg was incorporated as a city of the third class in that year. The first complete listing of Lindsborg businesses dates to 1878 and illustrates a comprehensive offering of goods and services. Dr. Carl Swenson came to Lindsborg and founded Bethany College in 1881, a remaining resource that is inextricably tied to the community's development.

By 1883, the town had grown to a population of 600 and boasted three elevators and two mills, illustrating its agrarian roots and importance of the local grain market. Lindsborg was also served by three local newspapers, including the *Kansas Posten*, the only Swedish paper published in the state. The first local bank was established and the town was gaining a reputation for its educational offerings. In addition to its public school housed in a new brick structure (1882), Bethany College had grown to an enrollment of 80 students in its short two-year history.⁵

A number of the existing commercial buildings on Main Street date to the 1880s and 1890s, a period of expansive growth. A brick yard was established south of town in 1879 by A.J. Swenson (later moved) accounting for the prominence of brick commercial structures. The community continued to prosper through the agricultural boom years in the first two decades of the twentieth century. By 1909, Lindsborg's population had reached 2000 and the value of local property more than doubled in a twenty-year period.⁶ The Lindsborg Commercial Club was organized in 1903 (precursor to the Chamber of Commerce), street lights were installed in 1915 and Lincoln and Main Streets were paved in 1918.⁷

Declining crop prices stifled growth in the 1920s but the town persevered and passed the 3,000 mark in population in the 1930s. Growth stabilized in the following decades and Lindsborg maintains a population of approximately 3,300 today. The local business offerings have moved away from basic goods and services toward visitor business. Bethany College continues to be an anchor in the community and an attraction for visitors including their annual production of *The Messiah* at Easter. A 1914 article in the *Topeka Daily Capital* labeled Lindsborg "a cultural center" and the community maintains that designation today with a concentration of local artists and an ongoing effort to preserve and promote the town's Swedish heritage and cultural ties.

In the late nineteenth and early twentieth centuries, Swedish-American settlers built permanent buildings to house the businesses that were established to service the growing town. Many of these commercial buildings remain today reflecting the town's origins and its early development.

The Clareen/Peterson Restaurant Building

The existing brick building is the second structure to be constructed on this site. A frame building was in place and in use as a harness shop on the first Sanborn Map in 1884. By 1896, the same building was occupied by a music store.⁸ The earliest available deed records illustrate that the property was owned by C.K. Pendleton in

⁵ William C. Cutler, *History of the State of Kansas- McPherson County, Lindsborg*, 1883.

⁶ Ruth Bildt, *Pioneer Swedish-American Culture in Central Kansas* (Lindsborg: Lindsborg News-Record, 1965) 148-155.

⁷ Smoky Valley People, 164.

⁸ Sandborn Maps for Lindsborg, McPherson County, Kansas, 1884, 1891, and 1896.

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the mid-1880s. Pendleton sold the property to C.E. Clareen in October, 1896.⁹ Carl E. Clareen was born in Sweden in c.1863 and immigrated to the United States in 1864. He was listed as a "restaurant keeper" in the 1900 Census.¹⁰ Clareen owned the property when the building was constructed, evidenced by the date stone on the building documenting its construction in 1899 but the builder is unknown. By 1909, the restaurant was owned by J.P. Peterson. John P. Peterson was born in Sweden in c.1857 and immigrated to the United States in 1868.¹¹ A listing of businesses on Lindsborg's Main Street in 1909 includes J.P. Peterson's Restaurant¹² and a photo with the same date is available at the Old Mill Museum in Lindsborg (attached). The Lindsborg Business Directory lists Clareen's Restaurant in 1905 followed by Peterson's Royal Café in 1911 (and Peterson's Restaurant in 1940s). The index includes numerous names affiliated with the Royal Café, but it is clear that the building continued to function as a restaurant through the 1940s.¹³

In more recent years, the building served as home to Al's Band Shop, Lindsborg Television, and the Kitchen Shop. It is currently occupied by Studio Lindsborg, an art gallery.

The apartment on the second floor is original to the building's construction. The apartment occupant is unknown but was likely the owner/operator of the restaurant on the ground floor. As noted under Physical Description, the apartment was accessed from the rear with a central corridor shared with the adjacent building on the north. The apartment has reportedly been unused for more than fifty years, possibly coinciding with closure of the restaurant in the 1940s. Although the apartment has deteriorated standing vacant for a long period, it retains its original configuration and most of its original features and finishes.

Summary

The Clareen/Peterson Restaurant Building is an excellent intact representative of the early permanent commercial structures constructed by Swedish immigrants on Lindsborg's Main Street. The building continued to function as a restaurant, its original use, for nearly fifty years. Later converted to commercial use, the building retains a high degree of historic integrity including the original storefront. Distinguishing characteristics including the ornate window hoods, cast-iron columns, and stained-glass windows portray the building's Italianate influences. These details, combined with the original storefront, make the building a good, representative example of Commercial Style architecture. The Clareen/Peterson Restaurant Building at 113 N. Main in Lindsborg, Kansas is nominated to the National Register of Historic Places under Criteria A and C.

⁹ Index to Land Transfer Records Lindsborg City/Town Lots, McPherson County Kansas (accessed on microfilm at the Kansas State Historical Society Museum).

¹⁰ U.S. Census Records 1900; biographical data accessed on-line at ancestry.com.

¹¹ Ibid.

¹² Bildt, 155.

¹³ Smoky Valley Historical Association, *Lindsborg Business Directory 1884-2005*.

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9. Bibliography

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- "Lindsborg KS – A Cultural Center." *Topeka Daily Capital*. 24 May, 1914. *Lindsborg News-Record*.
- Numerical Index to City and Town Lots – City of Lindsborg 1884-2001*. McPherson County Register of Deeds Records (available on microfilm at the Kansas State Historical Society).
- Peterson, Heidi. *Preliminary Site Investigation Questionnaire* for 113 N. Main Street, Lindsborg, Kansas. January, 2008.
- Plat Book of McPherson County, Kansas*. Minneapolis: Northwest Publishing Co., 1903.
- Sanborn Maps, 1884, 1891, 1905, 1912, 1926, 1938.
- Smoky Valley Historical Association. *Lindsborg Business Directory 1884-2005*. Lindsborg: Smoky Valley Historical Association, 2006.

10. Geographic Data

Verbal Boundary Description

The nomination is for the property known as 113 N. Main Street in Lindsborg, Kansas defined as
The S20' of Lot 10 and part of Lot 12 described as follows: commencing at the NE COR of said lot 12, thence W 65', thence S 8", thence E 65', thence N 8" to the POB, all on Main Street, Original Town Site, commonly known as 113 N. Main Street Lindsborg, Kansas.

Boundary Justification

The boundary reflects the site on which the building is located and described by the legal description above.

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Additional Documentation

Photographs

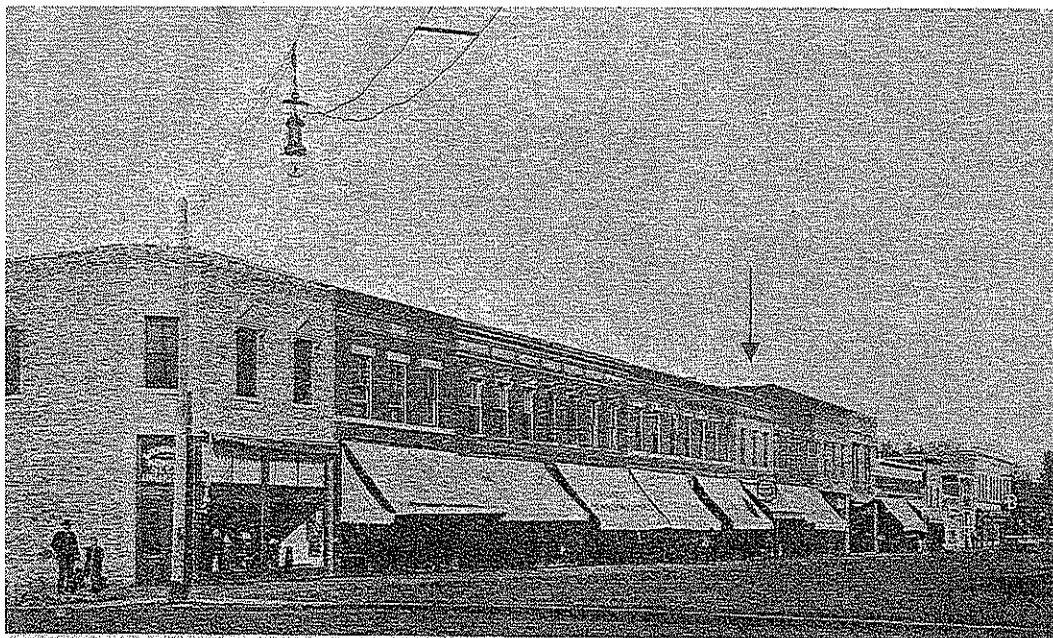
Photographer: Brenda R. Spencer

Date: September 25, 2008

Original Files: Original digital image files provided on disc with nomination.

<u>Photo #</u>	<u>Camera Direction</u>	<u>Description</u>
1	W	East/front facade of 111 and 113 N. Main (113 on R)
2	NW	East/front facade
3	NW	Storefront
4	NW	Detail of typical upper window on front/east facade
5	E	Interior view of ground-floor commercial space, looking toward storefront
6	NE	Detail of storefront transom from interior
7	W	Rear view of ground floor commercial space w/ original door/window trim
8	NE	View of rear upper facade and 1-story bay on rear
9	E	Exterior access to upper floor on N side of rear 1-story bay
10	E	Rear facade from roof of 1-story bay
11	E	Interior view of "apartment" corridor down S side of upper floor
12	NW	Detail of typical closet door in front/east room of apartment on upper floor
13	W	Detail of typical door frame and transom (in front room on upper floor)
14	NE	Detail of skylight that spans two rooms on north side of upper floor

Historic Views



B207B5

North Main Street, Lindsborg, Kas., West Side.

Postcard of West side of North Main, postmarked 1908;
Source: Photo collection, Old Mill Museum, Lindsborg

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Historic Views

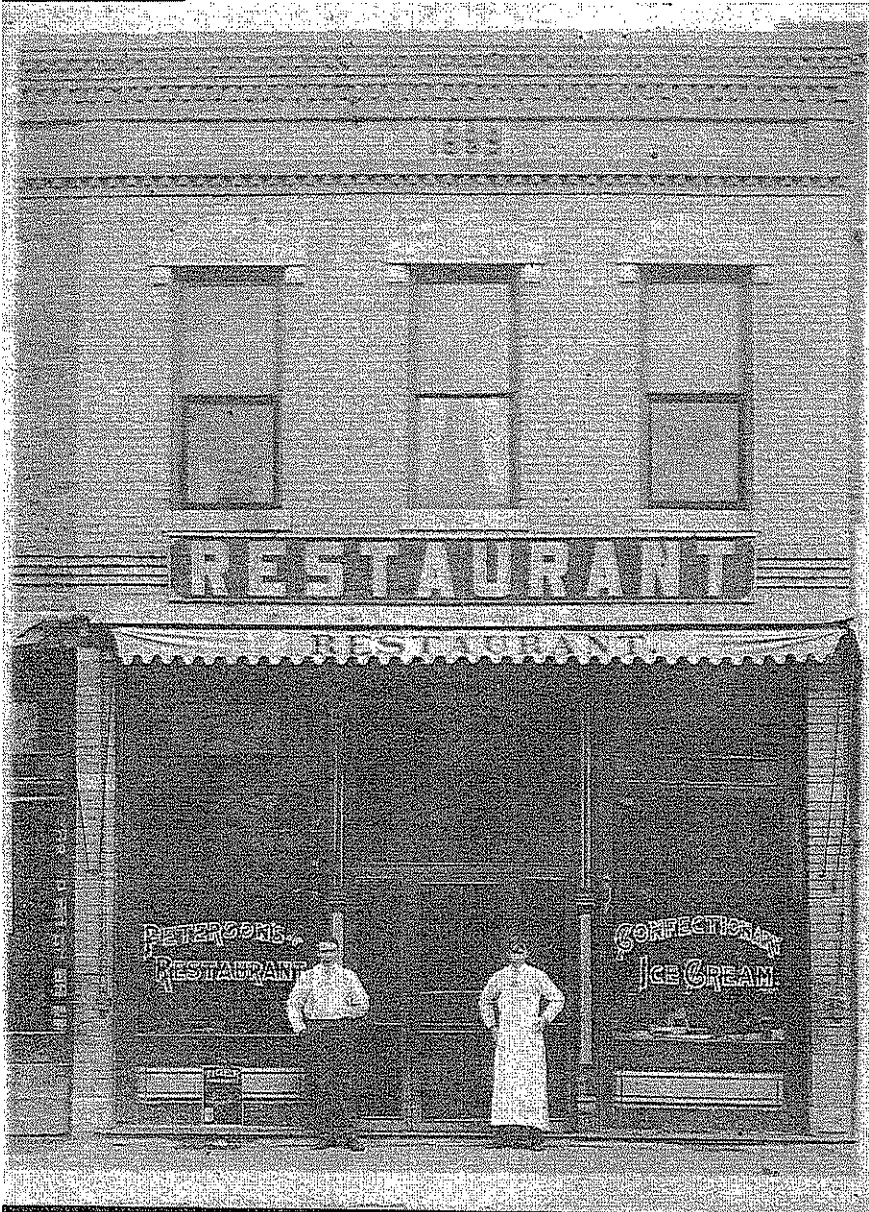


Photo of Peterson's Restaurant, undated
Source: Photo collection, Old Mill Museum, Lindsborg